

# 41 Ulysses Circuit, Wright, ACT 2611

## Sold House

Monday, 14 August 2023



41 Ulysses Circuit, Wright, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 390 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,055,000**

Superbly positioned North Facing home is set in one of the highest points of the this sought after suburb. 41 Ulysses Circuit is located opposite parkland and offers panoramic views to Mt Stromlo, Black Mountain, Civic, Mt Ainslie and beyond. The functional two storey floor plan offers both formal and informal living areas, an open-plan kitchen includes oversize island stone benchtop that connects seamlessly to the family / meals area and extends out to the stunning yet private alfresco entertaining deck, an ideal space to entertain your family and friends all year round. A generous laundry, third toilet and study completed the downstairs area. All accommodation for the home is on the first floor and includes four bedrooms the generous main bedroom with ensuite and walk-in robe and the remaining three bedrooms all with built-in robes and are serviced by the main bathroom. The home also benefits from low-maintenance, fully enclosed, landscaped gardens, an extensive timber walk way and deck perfect for alfresco dining and entertaining. Other features include a three-car garage, additional study space on the first floor and ducted reverse-cycle air conditioning throughout the home. With its Premier location, the home offers close proximity to Mt Stromlo, the Molonglo River, Coombs Shops, and many local schools. A very rare opportunity not to be missed. Features:

- Terrace-style, large two-storey design with 189m<sup>2</sup> living + 56m<sup>2</sup> triple garage
- Triple garaging – remote-controlled double & single doors
- Separated formal & informal living areas downstairs plus study nook
- 2.7m high ceilings downstairs to enhance the spacious feeling
- 4 double bedrooms, all with built-in robes plus a multi-purpose room upstairs
- Modern, gallery-style kitchen with oversized gas cooktop & stone benchtops
- Beautifully landscaped wrap-around yard, fully enclosed and featuring timber boardwalk
- Large 40m<sup>2</sup> timber deck at rear of home overlooking established gardens
- Elevated position in Wright with panoramic views from Mt Stromlo to Black Mountain, Civic, Mount Ainslie & Parliament House
- Nearby you will find Mt Stromlo, the Molonglo River, and many local schools.
- Central Location and easy access to Coombs Local Shops, Coleman Court and the CBD.

Rates: \$2,857 pa (approx.) Land tax: \$4,399 pa (approx.) UV: \$527,000 EER: 6.0 Living area: 188sqm Land size: 390 sqm